



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**39 Strandell Crescent SW**  
**Calgary, Alberta**

**MLS # A2241154**



**\$799,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Strathcona Park                                  |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 4 Level Split                                    |               |                   |
| <b>Size:</b>     | 1,206 sq.ft.                                     | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached                           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Front Yard, Irregular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Central, Fireplace(s), Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Up To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

Welcome to 39 Strandell Crescent SW — a beautifully redesigned corner-lot home in one of Calgary’s most desirable southwest communities. This fully renovated 4-level split offers over 2,100 sq ft of developed living space, blending high-end finishes, smart design, and exceptional access to the outdoors. Located directly across from the Rotary/Mattamy Greenway, Canada’s largest urban pathway and park system spanning over 138 kilometres, enjoy immediate access to scenic multi-use trails, a massive off-leash dog park, and beautiful downtown skyline views — with Edworthy Park just down the path. Inside, you’re welcomed by vaulted ceilings with custom shiplap-style paneling, wide-plank flooring, and an open-concept layout. The fully updated kitchen features quartz countertops, two-tone cabinetry, subway tile backsplash, new high-end appliances, and a bold black apron-front farmhouse sink overlooking the city. Off the dining area, step onto the new composite front deck with aluminum and tinted glass railings, overlooking the low-maintenance landscaped front yard. The upper level features three well-designed bedrooms, including a primary suite with private 3-piece ensuite, and an updated 4-piece main bath. The third level offers a spacious second living area with a wood-burning fireplace (with gas line assist) for cozy evenings, an updated 3-piece bathroom with new washer & dryer, and a large fourth bedroom with its own private entrance — ideal for multigenerational living, guests, or those seeking space for independent use with separate access. The basement level includes a versatile flex room, storage area, and utility space — perfect for a home gym, office, or media room. Recent upgrades include: All new windows, siding, and fencing. 2-year-old high-efficiency furnace. Tankless hot water heater. Motorized

Zebra blinds in the living room and custom window coverings throughout. Fully fenced backyard with alley access. Located near top-rated schools, parks, shopping, and transit, with quick access to downtown and the mountains, this move-in-ready home offers a rare balance of style, location, and lasting value. Don't miss your opportunity — book your private showing today!